

THESE MINUTES ARE SUBJECT TO FORMAL APPROVAL BY THE WYOMING
PLANNING COMMISSION AT ITS REGULAR MEETING OF MARCH 15, 2016

PLANNING COMMISSION
MINUTES OF FEBRUARY 16, 2016
CITY COUNCIL CHAMBERS
CITY OF WYOMING, MICHIGAN

MEMBERS PRESENT: Goodheart, Hegyi, Micele, Postema, Spencer

MEMBERS ABSENT: Arnoys, Bueche, Weller, Woodruff

STAFF PRESENT: Cochran, City Planner
Lucar, Planning & Development Department
Henckel, Assistant Public Works Director

Chair Spencer called the meeting to order at 7:00 PM.

Motion by Postema, supported by Micele, to excuse Arnoys, Bueche, Weller and Woodruff.
Motion carried unanimously.

Chair Spencer announced, since there are only five voting members in attendance, all matters before the PC will require a unanimous vote to pass.

APPROVAL OF MINUTES

The minutes of December 15, 2015 were approved as written.

APPROVAL OF AGENDA

The agenda was approved as presented.

PUBLIC COMMENT ON NON-PUBLIC HEARING AGENDA ITEMS

There was no public comment.

AGENDA ITEM NO. 1

Request to amend the Zoning Ordinance to a new format. (Wyoming Planning Department)

Cochran explained that the main purpose of the Zoning Ordinance reformat is to modernize, reorganize, and make user friendly the existing zoning laws. The City's current Zoning Ordinance primarily dates from 1983. Through the years, it has been amended extensively, with

little format restructuring. These major amendments included site plan review, definitions, parking, signage, and renewable energies, with the additional zoning districts R-7, PUD-2, PUD-3 and Form Based Code created. The existing Zoning Ordinance is outdated and has been amended to the extent that a substantial rewrite was necessary to more appropriately and clearly identify the City's development and land use requirements to both professional and citizen users. Where ever possible, sections have been re-written into tables and communication improved through the use of graphics. For over one year, staff has been working with the internationally known consulting firm of Wade-Trim to create an appropriate reformatted Zoning Ordinance for consideration.

The reformatted Zoning Ordinance accomplishes the following:

1. Reorganizes and bundles companion requirements for the individual zoning districts.
2. Provides color charts to identify where particular land uses are appropriate.
3. Provides the extensive use of graphics that illustrate regulations and makes the Zoning Ordinance easy to understand.
4. Successfully integrates the Form Based Code into the Zoning Ordinance.
5. Provides text changes to the Zoning Ordinance to maintain concurrency with applicable State Laws.
6. Provides a smooth integration and cross-reference with other land use codes/ordinances such as the Building Code and Subdivision Ordinance.
7. In electronic form, hyper-links are provided for a smooth and quick connect to the various Zoning Ordinance sections, including the companion Form Based Code.
8. Identifies the City of Wyoming as a professional and modern community.

Planning Commission Action:

The Development Review Team suggested the Planning Commission recommend to the City Council the adoption of the reformatted Zoning Ordinance.

Chair Spencer opened the public hearing. There were no comments and the public hearing was closed.

Motion by Goodheart, supported by Micele, to recommend to the City Council the adoption of the reformatted Zoning Ordinance. Discussion followed.

Goodheart asked if this item would come back at a later time for further review and comment. Cochran said no. Goodheart suggested that, in the use table, the heading “SPU” be placed on one line. Cochran would relay this suggestion to the consultant.

A vote on the motion carried unanimously.

AGENDA ITEM NO. 2

Request for Site Plan Approval for an expansion of David’s House Ministries. The property is located on Huizen Avenue extended, south of Belfield Street. (Section 11) (David Gage)

Cochran described the location, existing land use and current zoning around the area. David’s House Ministries provides housing, assistance and care to adults with disabilities. Their facilities have been in operation for a considerable time along Banner Drive to the east of this site. The request is to expand the complex to the west, by providing six single family home-style residences, each accommodating six residents. An office building serving the complex is also planned. The site would be accessed by the extension of Huizen Avenue from the north, and by connecting to Banner Drive to the east. This connection serving the expansion area will be a private road. Antwerp Avenue to the west is a dirt road and there is no intention by the City to improve it.

Staff had the following added site plan comments:

1. Final site grading, storm water and utility plans shall be approved by the Engineering Department. Storm water calculations shall be provided.
2. The proposed dumpster shall be located out of the water main easement.
3. Sidewalk to be constructed from the proposed office building to the existing sidewalk to the east.
4. A variance from the Board of Zoning Appeals is required to allow this design. The required rear yard setback (from the east property line) is 35 feet, with 20 feet proposed. The adjoining property is 28 feet wide and is undevelopable. Staff supports the request.
5. The proposed landscape plan exceeds City requirements and meets City requirements for quantity. Additional planting detail shall be provided to the Planning Department for review and approval prior to installation.
6. The proposed façade plans incorporate a single family residence style with sloping roofs, garages and vinyl siding. The façade plans are acceptable and are adopted as part of this Site Plan Approval.
7. The Assessing Department requires a property combination request.

Cochran highlighted how the proposal conforms to the City of Wyoming Sustainability Principles. The proposed David's House Ministries expansion will provide quality housing and care for the disabled. This is a needed service in this region and promotes social equity. Substantial employment will also occur short term with construction. The proposed David's House Ministries expansion conforms to the City of Wyoming Sustainability Principles.

Planning Commission Action:

The Development Review Team recommended the Planning Commission grant Site Plan Approval for David's House Ministries expansion subject to conditions 1 - 7 noted.

Motion by Hegyi, supported by Postema, to grant Site Plan Approval for David's House Ministries expansion subject to conditions 1 – 7 noted. Discussion followed.

Goodheart asked if a wetlands delineation had been done. Architect Joe Grochowalski of Omega Architects replied no. Goodheart noted if there were wetlands, that could greatly impact their design and they may have to come back to the Planning Commission with a revised site plan. The architect said they are going to create a pond area and will develop a grading plan. Assistant Public Works Director Henckel indicated the Engineering Department reviewed the plans. He indicated the petitioner's engineer will have to work through the difficulties with the grading. Hegyi asked if this item should be deferred because of the wetlands question. Cochran noted there are no designated wetlands on this site. They will have to work with the issue of the high water table, but he was comfortable in recommending the project move forward. The engineer from Feenstra and Associates said they have done soil borings and feel comfortable that there are no wetlands.

A vote on the motion carried unanimously.

AGENDA ITEM NO. 3

Request for consideration of an amendment to the City of Wyoming Land Use Plan 2020–Bikeway Plan. (Wyoming Engineering & Planning Departments)

Cochran noted in March 2012 the City Council, with approval and recommendation by the Planning Commission, adopted the 2035 Thoroughfare Plan as an amendment to the Land Use Plan 2020. The Thoroughfare Plan acknowledged that further consideration of the thoroughfare network was needed to incorporate non-motorized users.

Since that time, City Staff has been working regionally through the Grand Valley Metropolitan Council with area transportation, land use, and recreation planners to develop a comprehensive Non-Motorized Transportation Plan. This Plan was adopted in 2014. Pertinent excerpts from the Plan, with the full document accessible at gvmc.org/transportation/documents/nonmotorized/2014. Federal and state funding for all transportation projects now require consideration of bicyclists and pedestrians. Our area Metropolitan Planning Organization

receives over \$10 million per year of such funding and is committed to the full capture of all available monies for the betterment of the region.

In addition to the Federal and State funding requirements to consider non-motorized transportation, the public benefits are numerous. The development of a viable regional non-motorized network provides increased mobility to certain populations, improves air quality, supports transit, reduces congestion, reduces the number and severity of traffic accidents, provides cost savings to residents and communities, enhances economic development, improves public health and provides quality of life benefits.

With an emphasis on Wyoming, the Engineering Department contracted with the Progressive AE, a local multidisciplinary firm with specialization in transportation engineering, to conduct a non-motorized analysis of the City. The existing non-motorized facilities, potential regional connectivity, and capacities/constraints of local streets were analyzed. The resulting analysis is the Bikeway Plan. The adoption of this Plan will provide the guide for development of the system. It will also serve to inform the public of intended facilities and provide opportunities for grant monies for implementation. The proposed Bikeway Plan was presented to the Wyoming Parks & Recreation Commission on January 13 for informational purposes.

Henckel gave a PowerPoint presentation which explained the proposed Bikeway Plan in further detail.

Adoption Process:

Cochran explained the Bikeway Plan is an amendment to the City of Wyoming Land Use Plan 2020. The process for adopting this Plan is established by State Law – The Michigan Planning Enabling Act No. 33 of 2008. The Planning Commission is required to submit the Plan amendment to the City Council for review and comment. The City Council must then approve the Plan for distribution to adjoining communities, utilities and area transportation and planning agencies for their review and comment. After 63 days, a public hearing will be scheduled before the Planning Commission for consideration of adopting the Plan. The City Council, through resolution, may assert the right to approve, or reject, the Plan amendment.

Planning Commission Action:

The Development Review Team suggested the Planning Commission submit the Bikeway Plan to the City Council.

Motion by Goodheart, supported by Micele, to submit the Bikeway Plan to the City Council. Discussion followed.

Postema asked if the consultant was given any direction to look at possible off-street bike trails. Henckel responded affirmatively. There is the connection of Lemery Park to the Buck Creek trail. Cochran noted there are off-street trails proposed through Gezon Park, Plaster Creek and Battjes Park. Postema asked if there was vacant land in the Panhandle area that could be used

for bike paths. Henckel noted the consultant was asked to identify the best east-west and north-south routes for commuting. It was also important to establish connections to existing trails. The consultant was not asked to specifically find new trails in vacant areas or privately-owned property in the panhandle. Postema thought, if the plan referenced adding off-street trails, it may help with future grant applications. Henckel thought it was unlikely that they could receive a grant to develop off-street bikeways through private land. Goodheart thought developers should be made aware of potential bike trails. Cochran reiterated the public outreach process in adopting this plan. The plan will come back to the Planning Commission for a public hearing in approximately three months. There is time to tweak things between now and then.

Postema was uncomfortable with the idea of changing Burlingame Avenue to accommodate a bike path. Henckel said the Bikeway Plan identified this as a potential bike path and a north-south connector. To lessen the impact, it could be built with a side path design, similar to 56th Street, as opposed to a road diet design. Postema favored the side path approach.

Micile asked what would happen to a street that was designed for a road diet and then the traffic increased. Can the street go back to the way it was before? Henckel said yes, but the calculations in the Bikeway Plan should be accurate because they are based on 2035 estimates.

A vote on the motion carried unanimously.

AGENDA ITEM NO. 4

Request to approve the Wyoming Planning Commission 2015 Annual Report.
(Wyoming Planning Department)

Cochran noted the Michigan Planning Enabling Act (Act 33 of 2008) stipulates that:

“The Planning Commission shall make an annual written report to the legislative body concerning its operations and the status of planning activities, including recommendations regarding actions by the legislative body related to planning and development.”

He referred to the synopsis of the Planning Commission’s reviews and actions for 2015. Staff recommended the Commission review the report and amend where appropriate. The final report must then be approved and forwarded to the City Council.

Planning Commission Action:

Planning staff suggested the Planning Commission approve the Wyoming Planning Commission 2015 Annual Report and forward it to the City Council.

Motion by Micle, supported by Goodheart, to approve the Wyoming Planning Commission 2015 Annual Report and forward it to the City Council. Discussion followed.

Goodheart remarked that he liked the tables in the back of the report. Are there any further

planning activity comparisons that could be made that may influence future Zoning Ordinance changes? Cochran replied that Staff continues to track types of requests and trends and recommends changes accordingly.

A vote on the motion carried unanimously.

AGENDA ITEM NO. 5

28West Place (crescent street) development.

Cochran indicated that half the crescent street may be constructed this year. There have been recent meetings with the Wyoming Village Mall owners, who are receptive. Wyoming Village Mall is interested in moving forward with demolishing the north section of the mall in order to build the crescent street. Postema asked the official name for the street. Cochran replied 28West Place.

AGENDA ITEM NO. 6

Form Based Code Division Avenue update.

Cochran noted the City has entered into a contract with Nederveld Associates to draft the Form Based Code for Division Avenue. After the Zoning Ordinance reformat is adopted, then Staff will bring forward the proposed Form Based Code changes for Division Avenue. They should come before the Planning Commission either in June or July. The City of Kentwood is hiring a consultant to develop their Form Based Code concurrently.

Postema asked if sewer would be constructed in the Division Avenue/60th Street area. Henckel responded that Wyoming currently does not have sewer in that section of Division Avenue. North of 56th Street there is a sewer connection through the Goodwill property. If funding is available in 2017, sewer will be extended from 56th/Buchanan to Division and then head south down the interurban trail to serve the properties in the Division Avenue/60th Street area.

PUBLIC COMMENT

Steve Troemel, representing the Wyoming Citizens for Planned Progress, gave an update regarding their collaboration efforts with the Granger Group's proposed development, The Reserve. Their group would like Granger to reduce the density of the project to what was approved in the original PUD plan. They will continue to meet with Granger and hopefully come up with a plan that works for everyone.

ADJOURNMENT

The meeting was adjourned at 8:05 p.m.

Anthony Woodruff, Secretary
Wyoming Planning Commission

Kimberly S. Lucar, Administrative Aide
Wyoming Planning Commission